
CITY OF CORAL GABLES, FLORIDA

**INITIAL ASSESSMENT RESOLUTION
HAMMOCK LAKES SECURITY GUARD
SPECIAL TAXING DISTRICT**

RESOLUTION NO. 2018-196

ADOPTED JULY 10, 2018

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CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2018-196

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, RELATING TO SECURITY SERVICES ASSESSMENTS WITHIN THE HAMMOCK LAKES SECURITY GUARD SPECIAL TAXING DISTRICT; ESTIMATING THE COST OF THE SECURITY SERVICES TO BE ASSESSED FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2018; ESTABLISHING THE METHOD OF ASSESSING SECURITY SERVICE COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE HAMMOCK LAKES SECURITY GUARD SPECIAL TAXING DISTRICT; DETERMINING THAT SUCH REAL PROPERTY DERIVES A SPECIAL BENEFIT FROM THE SECURITY SERVICES; DIRECTING THE CITY MANAGER TO PREPARE A PRELIMINARY SECURITY SERVICES ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; ESTABLISHING A PUBLIC HEARING TO CONSIDER REIMPOSITION OF THE ASSESSMENTS AND THE METHOD OF COLLECTION; DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of the Assessment Ordinance, Article VIII, Section 2, Florida Constitution, the City of Coral Gables Charter, Chapter 166, Florida Statutes, and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS.

(A) This resolution constitutes the Initial Assessment Resolution for the Hammock Lakes Security Guard Special Taxing District, as defined in the Assessment Ordinance, and initiates the process to implement and collect the Assessments within the District.

(B) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Assessment Ordinance. As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires. Any capitalized terms not defined herein shall have the meaning ascribed to such terms in the Ordinance.

"Annual Service Component" means the amount computed for each Tax Parcel/Folio pursuant to Section 11(A) hereof.

"Assessment" means an annual Service Assessment, as defined in the Assessment Ordinance, imposed against property located within the District to fund the Security Service, computed in the manner described in Section 11 herein.

"Assessment Ordinance" means City of Coral Gables Ordinance No. 2015-09, the Master Service Assessment Ordinance.

"Collection Cost" means the estimated cost to be incurred by the City during any Fiscal Year in connection with the collection of the Assessments.

"Collection Cost Component" means the amount computed for each Tax Parcel/Folio pursuant to Section 11(B) hereof.

"Commission" means the City Commission of the City of Coral Gables.

"District" or "Hammock Lakes Security Guard Special Taxing District" means those properties identified in Metropolitan Dade County Ordinance No. 09-63, which originally created the Hammock Lakes Security Guard Special Taxing District, as confirmed and more particularly described in Section 5 hereof, that receive a special benefit from the Security Services described in this Initial Assessment Resolution.

" Dwelling Unit " means a Building, or portion thereof, which is lawfully used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only.

" External Access Lot " means any of the numbered lots or parcels or portions thereof within the District which has a driveway access from a roadway that is not included within the District.

" Lot/Unit " means any of the numbered lots or parcels or portions thereof within the District on which a Single-Family Residential Unit has been or can be constructed or sited in accordance with applicable laws and regulations, as originally assigned to each Tax Parcel/Folio within the District by Dade County upon the original initiation of the Security Services Assessment program.

" Property Appraiser " means the Miami-Dade County Property Appraiser.

" Security Services Assessment Roll " means the Assessment Roll, as defined in the Assessment Ordinance, relating to the Security Service Cost for the provision of the Security Services.

" Security Services " means enhanced security services, facilities, and programs provided within the District that is in addition to the customary and typical law enforcement services provided throughout the City and consists of a visible safety and sentinel security service using unarmed uniformed guards provided by a private security guard company continuously operating from a guardhouse located on SW 52nd Avenue (School House Road) south of SW 88th Street (N. Kendall Drive) and a road closure with emergency access gate on Hammock Lake Drive west of Old Cutler Road. Service will be provided 24 hours per day, 365 days per year.

"Security Service Cost" means all or any portion of the Service Cost, as defined in the Assessment Ordinance, that is properly attributable to the provision of the Security Services within the District under generally accepted accounting principles, including, without limiting the generality of the foregoing, all labor, vehicle, uniforms, equipment, supplies, and maintenance costs incurred by the City for the provision of the Security Services within the District, all administrative costs incurred by the City in establishing and administering the District, a reasonable amount for contingency for anticipated costs and uncollectible assessments, and reimbursement to the City for any funds advanced for security services, and interest of any interfund or intrafund loan for such purposes.

"Single-Family Residential Unit" means a Building that contains a single Dwelling Unit.

"Statutory Discount Amount" means the amount computed for each Tax Parcel/Folio pursuant to Section 11(C) hereof.

"Tax Parcel/Folio" means a parcel of property within the District to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

"Uniform Assessment Collection Act" means Sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

"Vacant Lot" means any of the numbered lots or parcels or portions thereof within the District which is currently unimproved, but on which a Single-Family

Residential Unit can be constructed or sited in accordance with applicable laws and regulations.

SECTION 3. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

SECTION 4. FINDINGS. It is hereby ascertained, determined and declared that:

(A) Pursuant to Article VIII, Section 2 of the Florida Constitution, and section 166.021, Florida Statutes, and other applicable provisions of law, the Commission has all powers of local self-government to perform City functions and to render City services except when prohibited by law and such power may be exercised by the enactment of legislation in the form of City ordinances.

(B) The Commission may exercise any governmental, corporate, or proprietary power for a municipal purpose except when expressly prohibited by law, and the Commission may legislate on any subject matter on which the Legislature may act, except those subjects described in (a), (b), (c), and (d) of section 166.021(3), Florida Statutes. The subject matter of paragraphs (a), (b), (c) and (d) of section 166.021(3), Florida Statutes, are not relevant to imposition of Assessments.

(C) The Commission has enacted the Assessment Ordinance to authorize the imposition of assessments to fund the Service Cost for the provision of public services, facilities, or programs providing a special benefit to property within the City.

(D) In accordance with the Dade County Home Rule Charter and Chapter 18 of the Code of Metropolitan Dade County, in 2009 Dade County (the "County") enacted Ordinance No. 09-63, as amended, to create the Hammock Lakes Security Guard Special Taxing District to provide enhanced security services to properties within the District.

(E) Pursuant to Section 18-3.1 of the Code of Metropolitan Dade County, after approval by referendum and a joint resolution of the County and City, governance and control of the District was transferred from the County to the City to be effective on October 1, 2018.

(F) Pursuant to the interlocal agreement between the County and the City outlining the transfer of governance, the City shall be responsible for "establishing assessment rates and collecting assessments for the Special Taxing District beginning October 1, 2018."

(G) The Assessment Ordinance outlines the City's procedures for establishing and collecting assessments, which the City Commission now desires to initiate with the adoption of this Initial Assessment Resolution for the Hammock Lakes Security Guard Special Taxing District.

(H) The Security Services will provide a special benefit to all Tax Parcels/Folios located within the District, by protecting and enhancing the value, use, enjoyment, and marketability of such property. The provision of enhanced security patrols within the District will preserve or enhance the property values, positively benefit property insurance costs, provide improved security for those properties, and enhance safety and access to Assessed Property within the District. Special Assessments

imposed to fund such services were upheld in *Rushfeldt v. Metropolitan Dade County*, 630 So.2d 643 (Fla. 3rd DCA 1994).

(I) The Assessments to be imposed in accordance with this Initial Assessment Resolution provide an equitable method of funding the provision of Security Services by fairly and reasonably allocating the cost to specially benefitted property, based upon the number of Lot/Units attributable to each Tax Parcel/Folio of property in the manner hereinafter described.

(J) In recognition of the lesser level of special benefit accorded to Vacant Lots and External Access Lots from the Security Services, it is fair and reasonable to allocate the cost for provision of Security Services to specially benefitted Vacant Lots and External Access Lots by assigning .5 assessments units to each Vacant Lot and External Access Lot.

(K) It is fair and reasonable to use Lot/Units to apportion the Security Service Cost because the provision of the Security Services is demanded by and required to serve the Lots/Units within the District.

(L) The Commission hereby finds that each Tax Parcel/Folio of Assessed Property within the District will be benefitted by the City's provision of Security Services in an amount not less than the Assessment imposed against such property, computed in the manner set forth in this Resolution.

SECTION 5. CONFIRMATION OF THE DISTRICT.

(A) In accordance with Section 2.01 of the Ordinance, the Commission hereby acknowledges the District as created in County Ordinance No. 09-63, as amended, and hereby confirms the District as an Assessment Area, which shall include all properties in a portion of Section 6, Township 55 South, Range 41 East, Miami-Dade County,

Florida; being more particularly described as follows: the north 180.00 feet of the west 270.00 feet of the NW ¼ of the SW ¼ of the NE ¼ of said Section 6; AND, begin at the southwest corner of the NW ¼ of the NE ¼ of the NE ¼ of said Section 6; thence north along the east line of Lot 1, Block 3 of "Hammock Lake Park" according to the plat thereof, as recorded in Plat Book 44 at Page 87 for 250.00 feet; thence east for 136.00 feet; thence south for 125.00 feet; thence southeasterly along the westerly lot line of Tract B of "Coral Ridge Acre Estates" according to the plat thereof, as recorded in Plat Book 114 at Page 13 for 127.10 feet; thence west for 161.0 feet to the Point of Beginning; AND The north 550.00 feet of Tract 1, less the west 300.00 feet thereof, of "Amended Plat of Journey's End" according to the plat thereof, as recorded in Plat Book 34 at Page 89, lying west of the west right-of-way line of "Relocation of Old Cutler Road" according to the plat thereof, as recorded in Plat Book 50 at Page 56; AND the triangular area marked "Park"; Lot 1 less the north 144.00 feet thereof and Lot 2 of Block 1; and the south 250.00 feet of Lot 1, Lots 7 through 21, and Lot A of Block 3 of "Hammock Lake Park" according to the plat thereof, as recorded in Plat Book 44 at Page 87; AND Lot 9 of "Hammock Lake No. 2" according to the plat thereof, as recorded in Plat Book 51 at Page 81, less begin at the northwest corner of said Lot 9; thence southwesterly along the westerly lot line of said Lot 9; thence northeasterly for 72.56 feet; thence northerly for 179.92 feet to the Point of Beginning; and Lots 10 through 24 of said Plat Book 51 at Page 81; AND Lots 26 through 30 of "First Addition to Hammock Lake No. 2" according to the plat thereof, as recorded in Plat Book 55 at Page 23; AND the east 340.09 feet of the west 660.00 feet of the south 245.00 feet of Lot 3; and the east 647.20 feet of the N ½ of the Lot 5 of "The Avocado Land Co." according to the plat thereof, as recorded in Plat Book 2 at Page 44; AND all of "French

Estates" according to the plat thereof, as recorded in Plat Book 66 at Page 90; AND all of "Hammock Park" according to the plat thereof, as recorded in Plat Book 71 at Page 43; AND all of "First Addition to Hammock Park" according to the plat thereof, as recorded in Plat Book 75 at Page 8; AND all of "Replat of a Portion of Block 2 Hammock Lake Park" according to the plat thereof, as recorded in Plat Book 79 at Page 27; AND all of the "Feinberg Acres" according to the plat thereof, as recorded in Plat Book 86 at Page 48; AND Tract B of "Coral Ridge Acre Estates" according to the plat thereof, as recorded in Plat Book 114 at Page 13; AND Lots 11 and 15, Block 1 of "Snapper Creek Oaks First Addition" according to the plat thereof, as recorded in Plat Book 128 at Page 61. All of the above named plats are recorded in the Public Records of Miami-Dade County.

(B) The District is created to provide enhanced security services within the District, which will preserve or enhance the property values, positively benefit property insurance costs, provide improved security for those properties, and enhance safety and access to Assessed Property within the District.

SECTION 6. PUBLIC HEARING. There is hereby established a public hearing to be held at 3:00 p.m. on September 13, 2018, in Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, to consider (A) imposition of the Assessments, and (B) collection of the Assessments pursuant to the Uniform Assessment Collection Act.

SECTION 7. NOTICE BY PUBLICATION. The City Manager shall publish a notice of the public hearing authorized by Section 6 hereof in the time and manner specified in the Uniform Assessment Collection Act. The notice shall be published no later than August 24, 2018, in substantially the form attached hereto as Appendix A.

SECTION 8. NOTICE BY MAIL. Pursuant to section 200.069(10)(a), Florida Statutes, and with agreement of the Property Appraiser, the City Commission elects to combine notice of the public hearing authorized by Section 6 hereof with the truth-in-millage notification required pursuant to section 200.069, Florida Statutes. Such mailed notice shall be in the form required by section 200.069(10)(a), Florida Statutes, and consistent with the Uniform Assessment Collection Act and the Ordinance for the purpose of imposing Assessments for the Fiscal Year beginning October 1, 2018. All first class mailed notices must be mailed no later than August 24, 2018.

SECTION 9. ESTIMATED SECURITY SERVICE COST.

(A) The total estimated Security Service Cost is \$222,465.11 for the Fiscal Year commencing October 1, 2018.

(B) This Security Service Cost will be funded through the imposition of Assessments against property located within the District in the manner set forth herein.

SECTION 10. IMPOSITION OF ASSESSMENTS.

(A) Assessments shall be imposed against all Tax Parcels/Folios located within the District and shall be computed in accordance with this Initial Assessment Resolution.

(B) When imposed, the Assessments shall constitute a lien upon the Tax Parcels/Folios located in the District pursuant to Section 2.09 of the Ordinance.

SECTION 11. COMPUTATION OF ASSESSMENTS. The Assessment amount for the Fiscal Year commencing October 1, 2018, shall be calculated and apportioned as follows:

(A) ANNUAL SERVICE COMPONENT. The Annual Service Component shall be calculated for each Fiscal Year for each Tax Parcel/Folio by dividing the number of Lots/Units assigned to such Tax Parcel/Folio by the total number of Lots/Units attributable to all Tax Parcels/Folios within District, and multiplying the result by the estimated Security Service Cost.

(B) COLLECTION COST COMPONENT. The Collection Cost Component shall be computed each Fiscal Year for each Tax Parcel/Folio by (1) dividing (a) the Annual Service Component for such Tax Parcel/Folio by (b) the Security Service Cost, and (2) multiplying the result by the Collection Cost.

(C) STATUTORY DISCOUNT AMOUNT. The Statutory Discount Amount shall be computed for each Tax Parcel/Folio as the amount allowed by law as the maximum discount for early payment of ad valorem taxes and non-ad valorem assessments, such amount to be calculated by deducting (1) the sum of (a) the Annual Service Component and (b) the Collection Cost Component, from (2) the amount computed by dividing (a) the sum of (i) the Annual Service Component and (ii) the Collection Cost Component, by (b) the factor of 0.96.

(D) ASSESSMENT. The annual Assessment for each Tax Parcel/Folio shall be computed as the sum of (1) the Annual Service Component, (2) the Collection Cost Component, and (3) the Statutory Discount Amount, as set forth in the preliminary Assessment Roll which is attached hereto as Appendix B and incorporated herein by reference.

SECTION 12. SECURITY SERVICES ASSESSMENT ROLL.

(A) The City Manager is hereby directed to prepare, or cause to be prepared, an estimate of the amount of the Security Service Cost and to prepare the preliminary

Security Services Assessment Roll for the District in the manner provided in the Assessment Ordinance.

(B) A copy of this Initial Assessment Resolution and the preliminary Security Services Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the preliminary Security Services Assessment Roll be in printed form if the amount of the Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

SECTION 13. METHOD OF COLLECTION. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act as authorized by Section 3.01 of the Assessment Ordinance.

SECTION 14. CONFLICTS. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 15. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption herein.

PASSED AND ADOPTED THIS TENTH DAY OF JULY, A.D., 2018.
(Moved: Mena / Seconded: Keon)
(Majority Voice Vote)
(Absent: Valdes-Fauli)
(Agenda Item: J-9)

APPROVED:



RAUL VALDES-FAULI
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



MIRIAM SOLER RAMOS
CITY ATTORNEY

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

To Be Published on or before August 24, 2018

[INSERT MAP OF ASSESSMENT AREA]

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SECURITY SERVICES SPECIAL ASSESSMENTS

Notice is hereby given that the City Commission of the City of Coral Gables, Florida, will conduct a public hearing to consider the imposition of special assessments for the provision of enhanced neighborhood security services, facilities, and programs for the Fiscal Year beginning October 1, 2018 and future fiscal years within the boundaries of the Hammock Lakes Security Guard Special Taxing District ("District"), which includes all lands shown on the map set forth above. In the past, the District was established and governed by Metropolitan Dade County, but was recently transferred to the City of Coral Gables.

The hearing will be held at 3:00 p.m. on September 13, 2018, in Commission Chambers, City Hall, 405 Biltmore Way, Florida, for the purpose of receiving public comment on the imposition and collection of the assessments on the ad valorem tax bill. All affected property owners have a right to appear at the hearing and to file written objections with the City within 20 days of this notice. If a person decides to appeal any decision made by the Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

The Assessment for each parcel of property will be based upon the total number of lots/units attributed to that parcel. Vacant lots and lots/units with driveways accessing roadways not included within the district will be assigned one-half of a lot/unit for each such lot/unit. The annual assessment will include each Tax Parcel/Folio's share of the service cost, plus administrative and collection costs. The maximum annual assessment is estimated to be \$3,433.73 per improved lot/unit and \$1,716.87 per vacant lot or lot with a driveway accessing a roadway not included within the District. A

more specific description is set forth in the Initial Assessment Resolution adopted by the City Commission on June 12, 2018. Copies of the Master Service Assessment Ordinance, the Initial Assessment Resolution, and the preliminary Assessment Roll are available for inspection at the Office of the City Clerk, 405 Biltmore Way, Coral Gables, Florida

The assessments will be collected on the ad valorem tax bill to be mailed in November 2018, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the real property which may result in a loss of title.

If you have any questions, please contact the Finance Director's Office at (305) 460-5276, Monday through Friday between 8:30 a.m. and 5:00 p.m.

CORAL GABLES, FLORIDA

APPENDIX B

PRELIMINARY ASSESSMENT ROLL

APPENDIX B

PRELIMINARY ASSESSMENT ROLL FOR HAMMOCK LAKES

<u>Folio Number</u>	<u>Site Address</u>	<u>Units</u>	<u>Rate</u>	<u>Assessment</u>
0351060000130	9201 SCHOOL HOUSE RD	1	3,433.73	\$3,433.73
0351060020021	9030 OLD CUTLER RD	1	3,433.73	\$3,433.73
0351060020030	9075 HAMMOCK LAKE CT	1	3,433.73	\$3,433.73
0351060020060	8888 HAMMOCK LAKE CT	1	3,433.73	\$3,433.73
0351060020080	8860 HAMMOCK LAKE CT	1	3,433.73	\$3,433.73
0351060020140	8817 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060020150	8845 SCHOOL HOUSE RD	1	3,433.73	\$3,433.73
0351060020160	8939 SW 52 AVE	1	3,433.73	\$3,433.73
0351060020170	8995 SCHOOL HOUSE RD	1	3,433.73	\$3,433.73
0351060020180	9001 SCHOOL HOUSE RD	1	3,433.73	\$3,433.73
0351060020190	5101 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060020191	5055 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060020200	5035 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060020210	5001 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060020220	4995 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060020230	4965 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060020240	4845 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060020250	4835 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060020260	9050 HAMMOCK LAKE CT	1	3,433.73	\$3,433.73
0351060020261	4825 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060020270	4900 LAKE LN	1	3,433.73	\$3,433.73
0351060030090	5200 SW 88 ST	1	3,433.73	\$3,433.73
0351060030091	8820 SCHOOL HOUSE RD	1	3,433.73	\$3,433.73
0351060030100	8910 SCHOOL HOUSE RD	1	3,433.73	\$3,433.73
0351060030110	8930 SCHOOL HOUSE RD	1	3,433.73	\$3,433.73
0351060030120	9000 SCHOOL HOUSE RD	1	3,433.73	\$3,433.73
0351060030130		1	3,433.73	\$3,433.73
0351060030140	9100 SCHOOL HOUSE RD	1	3,433.73	\$3,433.73
0351060030150	5215 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060030160	5275 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060030170	5295 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060030180	5299 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060030190	5331 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060030200	5345 HAMMOCK DR	1	3,433.73	\$3,433.73

Folio Number	Site Address	Units	Rate	Assessment
0351060030210	5355 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060040010	5401 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060040020	5425 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060040030	5455 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060040040	5485 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060040050	5495 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060050070	4940 HAMMOCK LAKE DR	0.5	3,433.73	\$1,716.87
0351060050071	9200 OLD CUTLER RD	1	3,433.73	\$3,433.73
0351060050090	9300 OLD CUTLER RD	1	3,433.73	\$3,433.73
0351060050110	9250 OLD CUTLER RD	1	3,433.73	\$3,433.73
0351060060061	5501 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060060062	5601 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060060081	5400 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060060082	5440 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060060083	5480 HAMMOCK DR	0.5	3,433.73	\$1716.87
0351060060084	5490 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060060085	5420 SW 92 ST	1	3,433.73	\$3,433.73
0351060100010	4990 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060100020	4966 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060100030	4901 HAMMOCK PARK DR	1	3,433.73	\$3,433.73
0351060100040	4900 HAMMOCK PARK DR	1	3,433.73	\$3,433.73
0351060140010	9231 SCHOOL HOUSE RD	1	3,433.73	\$3,433.73
0351060140020		0.5	3,433.73	\$1,716.87
0351060140030	5105 HAMMOCK PARK DR	1	3,433.73	\$3,433.73
0351060140040	5005 HAMMOCK PARK DR	1	3,433.73	\$3,433.73
0351060140050	5190 HAMMOCK PARK DR	1	3,433.73	\$3,433.73
0351060150010	5000 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060150020	4994 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060150030	9121 SCHOOL HOUSE RD	1	3,433.73	\$3,433.73
0351060180010	4860 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060180020	4880 HAMMOCK LAKE DR	1	3,433.73	\$3,433.73
0351060180030	9100 OLD CUTLER RD	1	3,433.73	\$3,433.73
0351060190010	5000 HAMMOCK PARK DR	1	3,433.73	\$3,433.73
0351060230020	8901 HAMMOCK LAKE CT	1	3,433.73	\$3,433.73
0351060240020	5500 HAMMOCK DR	1	3,433.73	\$3,433.73
0351060240060	5590 HAMMOCK DR	1	3,433.73	\$3,433.73